

**FOR
SALE**

**MULTIFAMILY
YONKERS, NY**

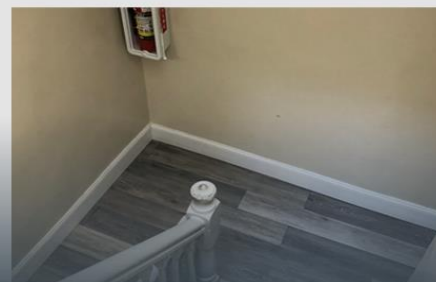
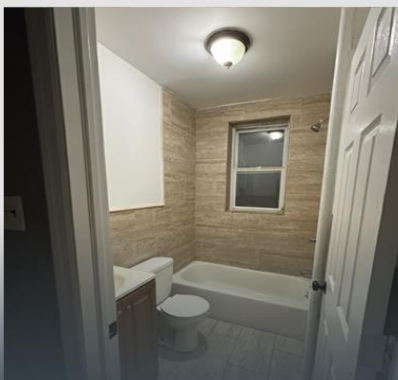
**ASKING
\$1,225,000**

**7.0%
CAP**

**7.9
x Rent**

**\$177
/SF**

**\$136K
/Unit**



WELL MAINTAINED 9-UNIT BRICK WALK-UP IN THE CITY OF YONKERS SMART DECOR ♦ MODERN TOUCHES ♦ STRONG IN-PLACE INCOME

76 Oak Street, Yonkers, New York – Presenting this well-maintained nine-unit multifamily walk-up located at 76 Oak Street in Yonkers, NY, offering a solid, stabilized investment with attractive in-place cash flow. Built circa 1912, the four-story brick building totals approximately 6,928 square feet.

The building features a smart, freshly painted lobby and hallways, reflecting attentive ownership and pride of maintenance. Additional features include a brick front façade with newer vinyl siding on the sides and rear, concrete front steps, and steel entry doors.

Security and tenant convenience are enhanced by a seven-camera surveillance setup. Inside, a wood stairwell with high-traffic stair treads and PVC flooring connects the building's four stories.

Each apartment includes a rear enclosed patio/fire exit providing a second means of egress. Kitchens and baths are tiled and fitted with newer appliances.

Mechanical systems are efficiently organized, with all electrical meters and subpanels, as well as all gas meters, located in the basement. The building is heated by an oil-fired boiler with two above-ground, side-by-side 275-gallon tanks, and both the heating system and basement access can be monitored and controlled remotely via Wi-Fi.

Located just minutes from downtown Yonkers, residents benefit from convenient access to Metro-North service at Yonkers Station, Bee-Line bus routes, and major highways including the Saw Mill River Parkway and I-87.

♦ **RENT ROLL ON PAGE 7**

FOR GUIDANCE & DILIGENCE, CONTACT EXCLUSIVE AGENTS

LALA REALTY GROUP

RM FRIEDLAND

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PROPERTY & FINANCIAL OVERVIEW

76 Oak Street, Yonkers, NY 10701 (Parcel #: 1.-455-53)



6,928 Total SF
9 Total Units
\$155,859 Gross Rent
\$86,115 Net Operating Income

Average Apartment Rents:
\$1,443/unit, \$371/room

ASKING \$1,225,000

\$177 /SF
\$136K /Unit
7.9 x Rent
7.0% CAP
6.6% - 9.2% C/C Return

BUILDING DETAILS

- 9 Total Units
- 9 Residential Apartments
- No Commercial Units
- 1 Building, 4 Stories, Built 1912
- Walk-up

BUILDING SIZE/SF

- 31.45' Frontage
- 6,928 Gross SF
- No SF With Non-Residential Use
- Avg. Apartment Size = 677 SF
- Est. 12% Common Area

PARCEL SIZE & ZONING

- 2,201 Square Feet
- 31.45' x 70'
- M Zone
- Max FAR: 1.25

FINANCING ILLUSTRATION

Interest Rate 6.000%
Amortization 30 Years
30.0% Down \$368K
70.0% LTV \$858K
Annual Debt Service -\$61,694
DSCR & Debt Yield 1.4 & 10.0%
Cash Flow: Cautious \$24,422
Cash Flow: Optimistic \$33,633

☆ Optimistic scenario assumes efficient self-management and 100% rent collection.

ANNUAL INCOME PROJECTIONS

Gross Scheduled Income (GSI)	\$155,859
3.0% Vacancy & Collection Allowance	(\$4,676)
Gross Operating Income (GOI)	\$151,183
Estimated Expenses	(\$65,068)
Net Operating Income	\$86,115

ESTIMATED ANNUAL EXPENSES

	42% of GSI • \$9.39/SF • \$7.2K/u	
RE Tax	\$2,031 /unit	(\$18,275)
Water & Sewer	\$531 /res. u	(\$4,783)
Insurance	\$1,350 /unit	(\$12,150)
Heat	\$1,400 /res. u	(\$12,600)
Utilities	\$0.19 /SF	(\$1,312)
Repairs & Maintenance	\$500 /res. u	(\$4,500)
Payroll	\$600 /res. u	(\$5,400)
Legal, Reserves & Misc.	1.00% of GOI	(\$1,512)
Management	3.00% of GOI	(\$4,535)
Total Expenses		(\$65,068)

UNIT MIX & MONTHLY INCOME

TYPE	COUNT	/ROOM	/UNIT	MIN	MAX	TOTAL
1 Bedroom	1	\$339	\$1,018	-	-	\$1,018
2 Bedroom	8	\$374	\$1,496	\$1,139	\$1,688	\$11,970
Total	9	-	-	-	-	\$12,988

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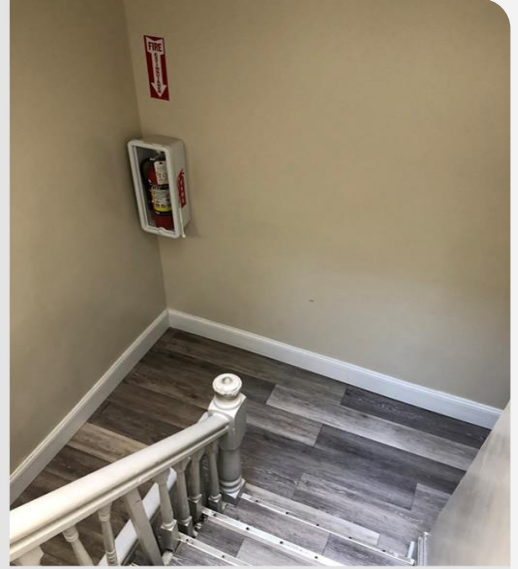


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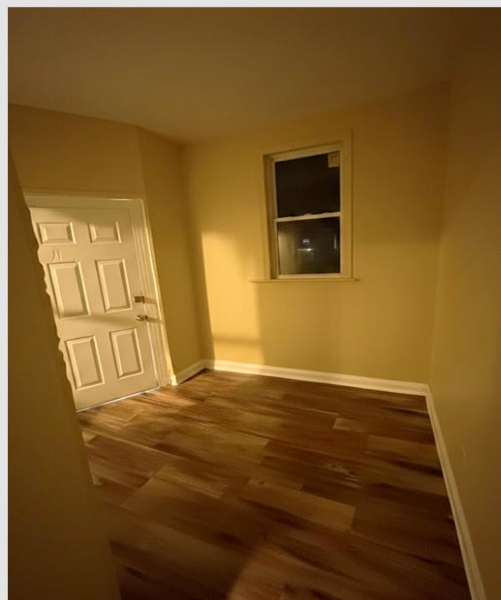
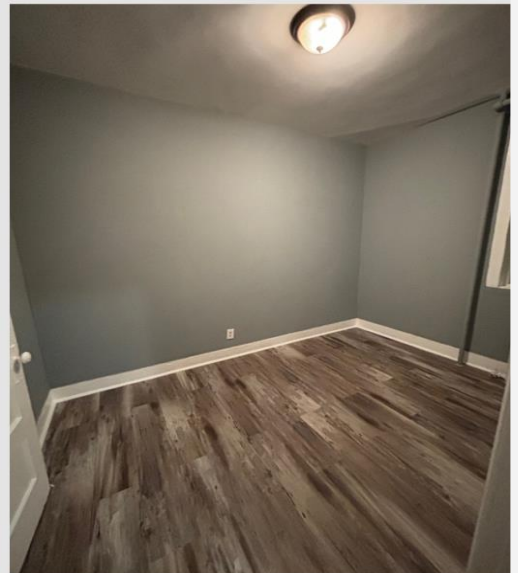
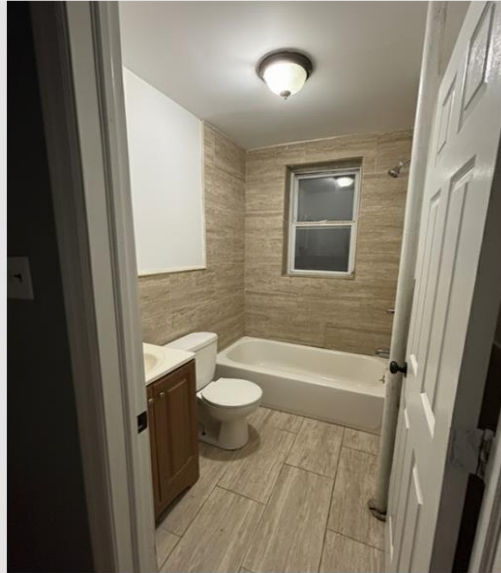


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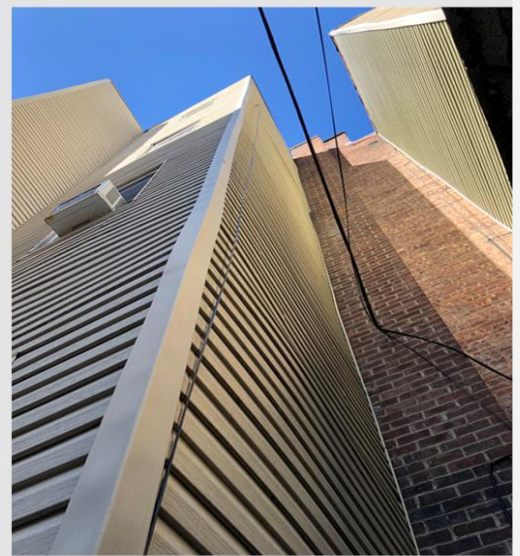
76 OAK STREET



76 OAK STREET



76 OAK STREET



This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows a grid of lots, with streets labeled: OAK STREET, ELM STREET, and ASH STREET. Lot numbers are printed on the lots, and lot areas are given in square feet. Lot 53 is highlighted in red. The map also shows lot dimensions and lot areas. The map is a blue and white print.

Streets: OAK STREET, ELM STREET, ASH STREET

Lot Numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Lot 53 (Highlighted): 31.45, 70, 31.45, 70

Lot 52: 32.38, 70, 32.38, 70

Lot 54: 36.08, 70, 36.08, 70

Lot 51: 36.08, 70, 36.08, 70

Lot 50: 36.08, 70, 36.08, 70

Lot 49: 36.08, 70, 36.08, 70

Lot 48: 36.08, 70, 36.08, 70

Lot 47: 36.08, 70, 36.08, 70

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Lot 32: 36.08, 70, 36.08, 70

Lot 31: 36.08, 70, 36.08, 70

Lot 30: 36.08, 70, 36.08, 70

Lot 29: 36.08, 70, 36.08, 70

Lot 28: 36.08, 70, 36.08, 70

Lot 27: 36.08, 70, 36.08, 70

Lot 26: 36.08, 70, 36.08, 70

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Lot 14: 36.08, 70, 36.08, 70

Lot 13: 36.08, 70, 36.08, 70

Lot 12: 36.08, 70, 36.08, 70

Lot 11: 36.08, 70, 36.08, 70

Lot 10: 36.08, 70, 36.08, 70

Lot 9: 36.08, 70, 36.08, 70

Lot 8: 36.08, 70, 36.08, 70

Lot 7: 36.08, 70, 36.08, 70

Lot 6: 36.08, 70, 36.08, 70

Lot 5: 36.08, 70, 36.08, 70

Lot 4: 36.08, 70, 36.08, 70

Lot 3: 36.08, 70, 36.08, 70

Lot 2: 36.08, 70, 36.08, 70

Lot 1: 36.08, 70, 36.08, 70

Lot 0: 36.08, 70, 36.08, 70

Lot 101: 36.08, 70, 36.08, 70

Lot 102: 36.08, 70, 36.08, 70

Lot 103: 36.08, 70, 36.08, 70

Lot 104: 36.08, 70, 36.08, 70

Lot 105: 36.08, 70, 36.08, 70

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Lot 111: 36.08, 70, 36.08, 70

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Lot 124: 36.08, 70, 36.08, 70

Lot 125: 36.08, 70, 36.08, 70

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Lot 127: 36.08, 70, 36.08, 70

Lot 128: 36.08, 70, 36.08, 70

Lot 129: 36.08, 70, 36.08, 70

Lot 130: 36.08, 70, 36.08, 70

Lot 131: 36.08, 70, 36.08, 70

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RENT ROLL

P = projected or estimated

76 OAK STREET	Unit	Type	Legal Rent	Scheduled Rent	Unit Size	Rent Metrics	Lease Expires	Notes
	BSMT	Stabilized	\$1,688.29	\$1,688.29	4 rm	\$422/rm/mo	11/30/2025	As of 12/1/25
	1S	Stabilized	\$1,519.25	\$1,519.25	4 rm	\$380/rm/mo	11/30/2026	As of 12/1/25
	1N	Stabilized	\$1,153.04	\$1,018.12	3 rm	\$339/rm/mo	9/30/2027	
	2S	Stabilized	\$1,640.00	\$1,640.00	4 rm	\$410/rm/mo	5/31/2026	
	2N	Stabilized	\$1,583.90	\$1,583.90	4 rm	\$396/rm/mo	7/31/2026	
	3S	Stabilized	\$1,212.54	\$1,212.54	4 rm	\$303/rm/mo	12/31/2025	+2% = \$1,236.79 +3% = \$1,248.92
	3N	Stabilized	\$1,640.00	\$1,640.00	4 rm	\$410/rm/mo	11/30/2025	+2% = \$1,672.80 +3% = \$1,689.20
	4S	Stabilized	\$1,547.36	\$1,547.36	4 rm	\$387/rm/mo	7/31/2027	
	4N	Stabilized	\$1,138.77	\$1,138.77	4 rm	\$285/rm/mo	7/31/2026	
	Other		-					

TOTALS				9 Units 35 Rooms	Building Averages: \$22.50/SF, \$1,443/unit	Average Apartment Rents: \$1,443/unit, \$371/room
	Monthly	\$13,123	\$12,988			
	Annual	\$157,478	\$155,859			

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of

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Dave Raciti



Michelle Lala

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